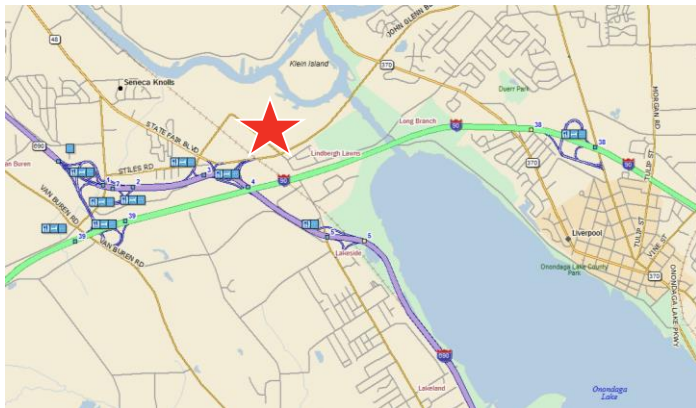


234,240± SF of Warehouse/Distribution
17.0± Acres Shovel Ready Land

Property Highlights:

- Low cost Solvay municipal power can be made available for new construction
- Low cost sub-transmission electrical service currently provided by National Grid with up to nine (9) megawatts available
- Asphalt parking field
- Industrial zoning
- Over 3,000' frontage on John Glenn Blvd and over 2,000' of frontage on Farrell Road
- Turnkey and quick turnaround for tenant improvements by experienced landlord
- Heavy power
- 500,000 gpd water and sanitary;
- Excellent access to I-690 east and west as well as I-90 east/west



PRIME INDUSTRIAL PROPERTY



For more information, please contact:

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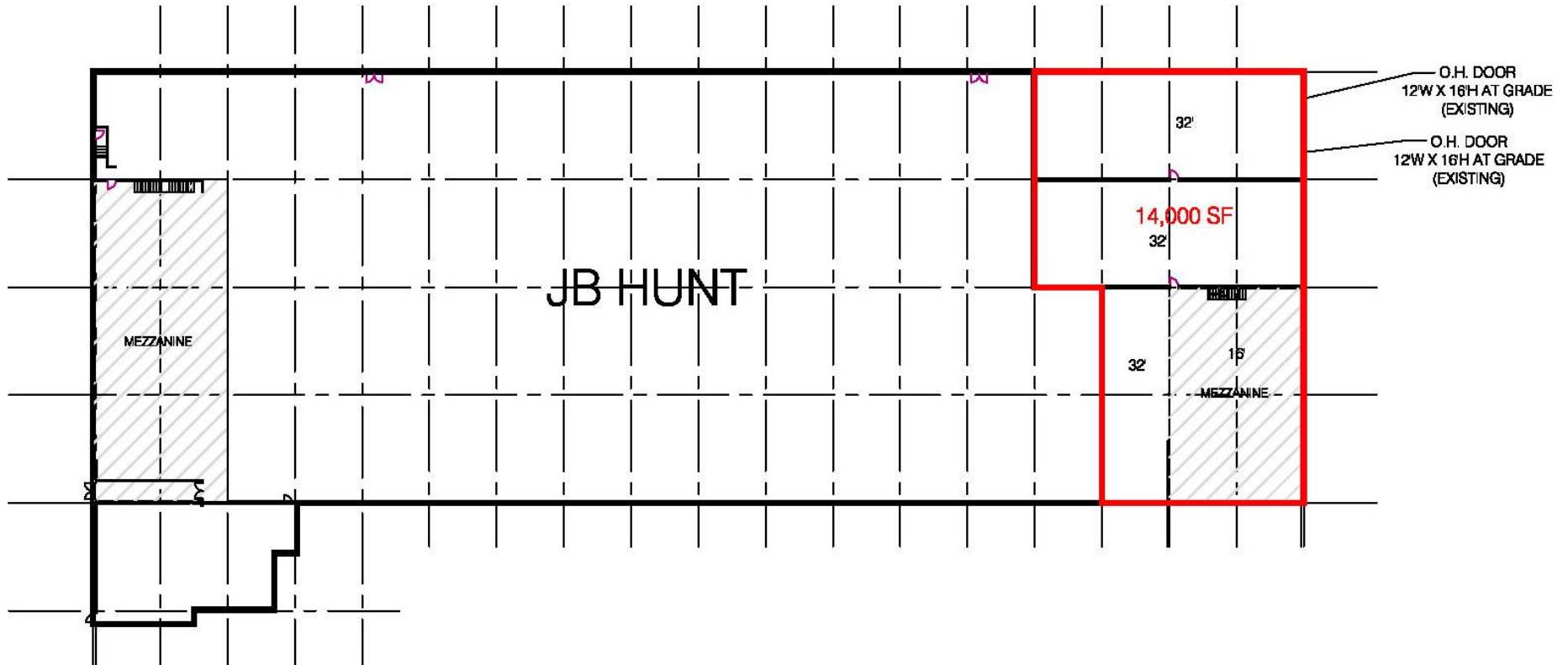
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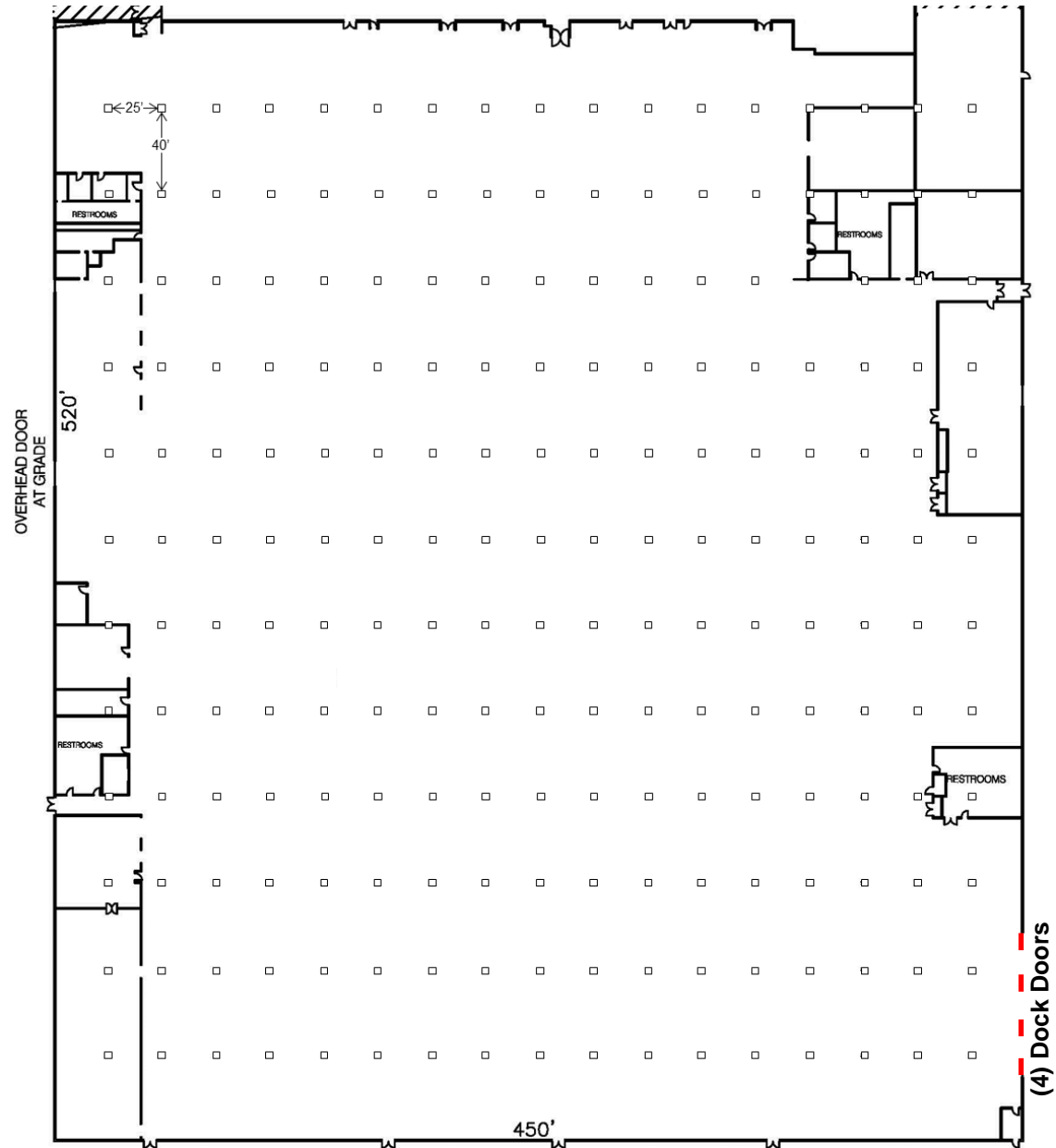
Space A Highlights

- 14,000± SF high bay space
- Can be combined with contiguous 220,240± SF space
- (2) grade level overhead doors 12' (w) x 16' (h)
- 25' x 40' column spacing
- 32' clear height (except under 4,000± SF mezzanine area)
- T12 lighting
- 3200 Amp / 480 Volt / 3 Phase Power
- Floor drains



Space B Highlights

- 220,240± total square feet known as “Building 2, Space B”
- Will divide
- (4) dock doors 8.2’ (w) x 10’ (h)
- (1) grade level overhead door, 12’ (w) x 14’ (h)
- Additional docks and/or overhead doors can be added
- Fully sprinklered –ordinary hazard group 2
- T8 lighting
- 25’ x 40’ column spacing
- 16’ ceiling height
- 3000 A/208V/3 phase service and 1600 A/480V/3 phase service



Vacant Land Highlights

- Up to 17± acres available
- Industrial A Zoning in the Town of Geddes
- Experienced Landlord will build to suit or sell outright
- High exposure location to 23,830 vehicles per day on John Glenn Blvd (3000' frontage)
- Shovel ready site with all utilities available
- Easy and convenient access to I-690 east/west, as well as to I-90 east/west
- Low cost Solvay Municipal Power available





John Glenn Blvd.

Farrell Road

Approximately 17± Acres
Shovel Ready Industrial Land

Available
Space B
220,240± SF
16' clear

Available
Space A
14,000± SF
16' - 32' clear

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